

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 12059, of Alan and Helene Wolff, pursuant to Sub-section 8207.1 of the Zoning Regulations, for a variance from the side yard requirements (Sub-section 3305.1 and paragraph 7107.22) to permit an addition to a dwelling which is a non-conforming structure in the R-1-B district at the premises 6340 - 31st Place, N.W. (Square 2349, Lot 190.)

HEARING DATE: January 21, 1976

DECISION DATE: February 11, 1976

FINDINGS OF FACT:

1. The property is located in an R-1-B district.
2. The property is improved with a dwelling built in 1938.
3. The dwelling has a porch on its southwest side. The porch which was built prior to 1958, has a side yard of 6.02 feet. At the time it was constructed, only five (5) feet was required. The required side yard is now 8 feet.
4. The applicant proposes to enclose the porch and to expand it four feet toward the rear of the house.
5. The side wall of the extension will be on the same line as the edge of the existing porch, 6.02 feet from the side lot line.
6. The abutting property owners on that side of the subject lot support the application.
7. There was no opposition to the application.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that this is an area variance, requiring the showing of a practical difficulty to warrant approval. The Board concludes that the existing porch, which slightly extends into the required 8 feet yard, presents an existing situation which would present a practical difficulty were the applicant required to provide the full 8 foot yard. The Board further concludes that there will be no adverse impact on adjoining property. It is therefore Ordered that this application be, GRANTED.

VOTE: 4-0 (Lewis, McCants, Cummings and Harps to Grant, McIntosh not voting, not having heard the case.)

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: Steven E. Sher  
STEVEN E. SHER  
Acting Secretary to the Board

FINAL DATE OF THIS ORDER: MAR 4 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.